

**117 NIVEN Street  
Red Deer, Alberta**

**MLS # A2247785**



**\$359,900**

<b>Division:</b>	Normandeau		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Storage, Wet Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	29-38-27-W4
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** WINDOW COVERINGS

Fully Developed Home on Large Beautifully Kept Yard and With a Heated Over Sized 26 X 24 Garage With 2 Over Head Doors! Just steps from a Large Park, Playground and Aspen Heights School. Upgraded Throughout! No Carpets! New Flooring! Includes 7 Appliances. Spacious Living Room, Bright, Fresh Kitchen/Dining With Fridge, Stove, Dishwasher and Microwave Hood Fan. 3 Main Floor Bedrooms Including the Primary Bedroom With Ensuite. Down Stairs to View the Gorgeous Open Plan With Large Main 22 X 17 Family Room With A Large Impressive Wet Bar With Fridge, A 2nd Family Room Area and Room For Den Area. Fully Finished Laundry Room With Sink and New Washer and Dryer, Storage Area, a Three Place Bathroom and Furnace/Utility Room Complete the Lower Level. Sun Drenched Rear Yard With South Exposure, Underground Sprinklers, Ground Level Deck With Gas Service for the Barbeque and an Oversized Heated Double Garage Plus Room For R.V. Parking. A Wonderful Home in A Super Location.